

City of Port St. Joe
Redevelopment Agency Board
Regular Meeting
March 7, 2023

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Eric Langston, Chairman	Jim Anderson	David Ashbrook	
Linda Bullock	Charlotte Pierce	Scott Hoffman	
Rex Buzzett	Mike Lacour		
Eddie Fields			
Brett Lowry			
Marvin Davis			

Consent Agenda

Minutes

A Motion was made by Rex Buzzett, second by Marvin Davis, to approve the Minutes of the Regular Meeting of February 7, 2023. All in favor; Motion carried 6-0.

Business Items

Jared Beck, Stantec Conference Call

Mr. Beck shared Stantec is preparing the plan update.

Publicly funded projects – No boundary changes are being considered, and items cannot be pulled from the City’s CIP Plan.

General areas will need to be defined using the present and future Land Use Maps.

Impact on neighborhoods - this will need to be considered.

Replacement Housing – Types to be considered include Workforce, Affordable, and Senior Housing. TIF Funds cannot be used if a project is not in the plan.

General Requirements – Retention of controls, is the CRA disposing of or leasing property; proper management must protect ownership, areas must be compatible with Zoning and Comp Plan, critical areas must be identified.

Funding does not have to be strictly TIF Funds, there are separate legal entities that matches can be provide from. The City and CRA can provide matches to each other and a current spending plan must be in place.

A review of the previous plan for Capital, Economic Development, Preservation Land Use will need to be done as well as a run through what has been done.

Chester Davis asked if Stantec could do grant proposal to which Mr. Beck said they could not. He did share that Stantec could identify sources for the PSJRA to pursue.

Mr. Beck noted that the key priorities, areas of focus and availability of TIF Funds need to be focused on.

Eddie Fields would like to know more about funding sources, previous plans, what funds are available, and how to obtain them. He was referred to the 2009 Plan that is on the PSJRA Website.

Mr. Beck will follow up with Mr. Anderson and noted that most grants require matching funds.

Marvin Davis asked what businesses in NPSJ are in the TIF Funding and Mr. Anderson responded that \$41,571 was received from the County and \$22,936 was received from the City for TIF Funds this year. It was noted that Taco Bell and Capital City Bank are additional businesses in the TIF area.

Cheryl Steindorf provided a handout from Pioneer Bay entitled Strategy for PBCDC, City of PSJ and Gulf County to stop Displacement and Gentrification in NPSJ.

Chester Davis stated he thinks the NPSJ PAC can clean up the proposed City Hall property up with the use of Brownfields and EPA Funds using the graduates of the recent class.

Akojua Gyamfuah, Executive Director of Pioneer Bay CDC, stated that she feels the City deserves compensation for all that they have done concerning the proposed City Hall property that has large areas of unusable land.

There was no additional business to come before the Board and a Motion was made by Rex Buzzett, second by Brett Lowry, to adjourn the meeting at 11:45 A.M.

Approved this 4th day of April, 2023.


Eric Langston, PSJRA Chairman

4/4/23
Date


Charlotte M. Pierce, City Clerk

4/4/23
Date